

PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		HAMILTON RD, ARLINGTON

OWNERSHIP

Owner 1:	KATES MICHAEL S			
Owner 2:				
Owner 3:				
Street 1:	21 GREYSTONE CT			
Street 2:				
Twn/City:	BURLINGTON			
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01803		Type:	

PREVIOUS OWNER

Owner 1:	FELOS ANTHONY III -		
Owner 2:	-		
Street 1:	18 HAMILTON ROAD #102		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1985, having primarily Brick Exterior and 847 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

1 of 1
CARD

ARLINGTON

APPRaised:
USE VALUE:
ASSESSed:

Total Card /	Total Parcel
410,400 /	410,400
410,400 /	410,400
410,400 /	410,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	410,400			410,400
Total Card	0.000	410,400			410,400
Total Parcel	0.000	410,400			410,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		484.53	/Parcel: 484.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	410,400	0	.		410,400		Year end	12/23/2021
2021	102	FV	404,600	0	.		404,600		Year End Roll	12/10/2020
2020	102	FV	393,100	0	.		393,100	393,100	Year End Roll	12/18/2019
2019	102	FV	383,000	0	.		383,000	383,000	Year End Roll	1/3/2019
2018	102	FV	316,400	0	.		316,400	316,400	Year End Roll	12/20/2017
2017	102	FV	283,700	0	.		283,700	283,700	Year End Roll	1/3/2017
2016	102	FV	283,700	0	.		283,700	283,700	Year End	1/4/2016
2015	102	FV	266,200	0	.		266,200	266,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

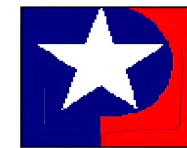
[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/5/2018	Mail Update	MM	Mary M
12/11/2017	Measured	DGM	D Mann
10/26/2000	Hearing N/C	163	PATRIOT
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

	Prior Id # 1:	144613
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
0	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
7	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

PRINT

Date	Time
12/29/21	20:23:10

LAST REV

Date	Time
11/05/18	11:32:2

mmcmakin
1675

!1675!

Type:	7	- Condo Garden	
Sty Ht:	1	- 1 Story	
(Liv) Units:	1	Total:	1
Foundation:	3	- BrickorStone	
Frame:	2	- Steel	
Prime Wall:	7	- Brick	
Sec Wall:			%
Roof Struct:	4	- Flat	
Roof Cover:	1	- Asphalt Shgl	
Color:	BRICK		
View / Desir:			

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	0	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

BK; 16901 PG; 9 641-2984, Building Number 18.

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1985	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 0	Rating:	Average
WSFlue:	Rating:	

CONDO INFORMATION

Location:	R - Rear
Total Units:	
Floor:	1 - 1st Floor
% Own:	0.762099981
Name:	35 - 6050

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 4		BRs: 2		Baths: 1		HB 0					

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:			
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	AV - Average	20.0%
Functional:		0.0%
Economic:		0.0%
Special:		0.0%
Override:		0.0%
	Total:	20.4%

CALC SUMMARY

Basic \$ / SQ:	325.00
Size Adj.:	1.20838261
Const Adj.:	1.04957998
Adj \$ / SQ:	412.196
Other Features:	32796
Grade Factor:	1.00
NBHD Inf:	1.35000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	515600
Depreciation:	105182
Depreciated Total:	410418

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	556.46	
Special Features:	0	Val/Su Net:	484.53	
Final Total:	410400	Val/Su SzAd	484.53	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 020.A-0001-0102.0

[illegible]

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	847	412.200	349,136
Net Sketched Area:		847	Total:	349,136
Size Ad	847 Gross Area		847 FinArea	847

SUB AREA DETAIL

[illegible]

IMAGE

AssessPro Patriot Properties, Inc

